



## CHUONG DUONG BEVERAGES JOINT STOCK COMPANY

606 Vo Van Kiet, Cau Ong Lanh Ward, Ho Chi Minh City

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Ho Chi Minh City, dated 21/4/2026

### MINUTES ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026 OF CHUONG DUONG BEVERAGES JOINT STOCK COMPANY

**Name of company:** Chuong Duong Beverages Joint Stock Company  
**Address of Head Office:** 606 Vo Van Kiet, Cau Ong Lanh Ward, HCM City  
**Certificate of enterprise registration number:** 0300584564, 17th registration, 31/1/2026  
**Time:** At 9:00 am, April 21, 2026  
**Venue:** National Assembly Guest House, 165 Nam Ky Khoi Nghia Street, Xuan Hoa Ward, Ho Chi Minh City.

#### PART I: INTRODUCTION ON OPENING CEREMONY

##### I. Participants

1. The total number of shareholders and authorized representatives attended the Annual General Meeting of Shareholders (AGM) was **43** persons, represented **6,204,439** shares, equivalent to **73.1859%** of voting shares.
2. Delegates and guests invited to the Annual General meeting:
  - The Board of Directors, the Board of Management, Chuong Duong Beverages Joint Stock Company's executives.
  - The Annual General meeting was honored to receiving the presence of the following delegates:
    - + Representatives of Saigon Beer - Alcohol - Beverage Corporation
    - Mr. Tan Teck Chuan Lester – General Director

##### II. Report on the results of shareholders' eligibility examination

###### Shareholders' eligibility Examination Committee:

Name	Title	Position
Ms. Vo Le Phuong Nhu	- Marketing Manager	- Head
Ms. Nguyen Anh Phuong Hoang	- Sales Admin Executive	- Member
Mr. Thach Phi Long	- Executive IT	- Member
Ms. Duong Thi Thanh Mai	- Associate - Trade Marketing	- Member
Ms. Nguyen Ngoc Phi	- Section Lead - Admin	- Member

Ms. Vo Le Phuong Nhu - Head of Shareholders' eligibility Examination Committee reported the results of shareholders' eligibility examination:

Total number of invited shareholders: All shareholders in the list of shareholders as of 17/3/2026, represented **8,477,640** shares with voting rights of Chuong Duong Beverages Joint Stock Company.

At 9h:30, 21/4/2026, the total number of shareholders and authorized representatives was **43** persons, represented **6,204,439** shares, equivalent to **73.1859%** of voting shares of Chuong Duong Beverages Joint Stock Company.

Thus, pursuant to Chuong Duong Beverages Joint Stock Company's charter, the 2026 AGM was able to convene.

All shareholders and shareholders' representatives were eligible to attend the Annual General Meeting of Shareholders 2026

### **III. Introduce the Chairman, the Secretary and Vote Counting Committee**

#### **List of Chairpersons of the Meeting**

<b>Name</b>	<b>Title</b>	<b>Position</b>
Mr. Tan Teck Chuan Lester	- Chairman of The Board	- Chairperson
Mr. Tran Duc Hoa	- Board Member	- Member
Mr. Pham Tan Loi	- Board Member	- Member
Mr. Le Tuan	- Independent Board Member	- Member
Mr. Dang Trung Kien	- Independent Board Member	- Member

The AGM approved the list of Chairpersons of the Meeting.

#### **Vote Counting Committee:**

<b>Name</b>	<b>Title</b>	<b>Position</b>
Ms. Vo Le Phuong Nhu	- Marketing Manager	- Head
Ms. Nguyen Anh Phuong Hoang	- Sales Admin Executive	- Member
Mr. Thach Phi Long	- Executive IT	- Member
Ms. Duong Thi Thanh Mai	- Associate - Trade Marketing	- Member
Ms. Nguyen Ngoc Phi	- Section Lead - Admin	- Member

The AGM approved the vote counting committee

#### **AGM's Secretary:**

In order to record the minutes and the resolution of the AGM, the Chairman appointed the following as AGM secretaries:

<b>Name</b>	<b>Title</b>	<b>Position</b>
Ms. Bui Thi Hanh	Secretary BOD	Member
Ms. Than Uyen Yen Thy	HC & Admin Manager	Member

The AGM approved AGM's Secretary

### **IV. Agenda and Working regulations at AGM**

1. **Agenda of the General Meeting:** consisting of 11 items.

- 1 - Audited financial statements 2025
- 2 - Report of business performance for 2025 and business plan for 2026.
- 3 - Proposal regarding the transfer Nhon Trach 3 Plant Project and related assets
- 4 - Report of the Supervisory Board's activities in 2025 and plan for 2026
- 5 - To select the independent auditor for the fiscal year 2026
- 6 - Report on Profit Distribution for 2025
- 7 - 2026 profit distribution plan.
- 8 - Finalization of salaries, remuneration, and bonuses for 2025 of the Board of Directors and the Supervisory Board of the Company
- 9 - Plan for salaries, remuneration, and bonuses for 2026 of the Board of Directors and the Supervisory Board of the Company
- 10 - Amendment and supplementation of business lines and the Company's Charter
- 11 - Proposal on the amendment and supplementation of the Company's Charter

The Congress unanimously approved the Congress Program

## **B. Working Regulations**

The AGM approved the Working regulations

## **PART II: CONTENT OF THE GENERAL MEETING**

### **A. Presentation of the reports and proposals**

All contents of the General Meeting agenda submitted for voting today have been published on the website of CDBECO, and are also included in the document package provided to shareholders/authorized representatives attending the Meeting, and are deemed to have been read.

**Ms. Nguyễn Thúy Phượng** – Director of CDBECO, presented Report of BOD business performance for 2025 and business plan for 2026

**Mr. Tan Teck Chuan Lester** – Chairman of the Board of Directors, presented the proposal on the transfer of the Nhon Trach 3 Factory Project and related assets.

### **B. Q&A**

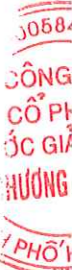
The Chairperson informed the AGM to start the Q&A session.

#### **1. Question:**

If the Company proceeds with the transfer of its beverage segment to F&N, what will be the business plan for 2026?

#### **Answer 1:**

In the event that the Company completes the transfer of its beverage business to F&N, the Company's strategic direction will shift to primarily focus on the real estate sector. Currently,





the Company owns several real estate assets with strong potential for development and the ability to generate stable cash flows.

Specifically, with respect to the My Phuoc 3 project, the occupancy rate has reached 100%, and the Company will continue to efficiently operate and maximize the value of this project going forward. This project represents a stable source of revenue, contributing positively to the Company's overall business performance.

Regarding the beverage segment, 2026 is expected to remain a challenging year. Global economic volatility and geopolitical conflicts have led to increases in raw material costs, particularly aluminum can prices. Accordingly, the Management will focus on implementing measures to optimize costs and enhance production output in order to improve operational efficiency.

## 2. Question:

What is the view of Sabeco regarding the transfer of the Nhơn Trạch 3 project?

### Answer:

With respect to the shareholder's question concerning the views of the major shareholder, it is noted that the Chairman does not have the authority to represent the major shareholder in responding to this matter.

At today's General Meeting of Shareholders, the Board of Directors has submitted to the General Meeting of Shareholders the proposal for the transfer of the Nhơn Trạch 3 project. The submission of this proposal also reflects, to a certain extent, the orientation and position of the Board of Directors regarding this matter.

The congress ended the discussion

## PART III. VOTING AND ELECTION

Ms. Võ Lê Phượng Như – Head of the Vote Counting Committee, provided instructions on the voting procedures. Shareholders/authorized representatives cast their votes by completing the voting ballots and submitting them to the Vote Counting Committee for vote counting.

Ms. Võ Lê Phượng Như – Head of the Vote Counting Committee, reported the detailed voting results as follows:

### 1. AGM Agenda 1: Audited financial statements 2025

With the favor	6,204,429 shares	100% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	0 shares	0% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

### 2. AGM Agenda 2: Report of BOD's business performance for 2025 and business plan for 2026

With the favor	6,204,429 shares	100% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	0 shares	0% of the voting rights attending at the AGM

Invalid	0 shares	0% of the voting rights attending at the AGM
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**3. AGM Agenda 3:** Proposal regarding the transfer Nhon Trach 3 Plant Project and related assets

With the favor	108,029 shares	11.4567% of the voting rights attending at the AGM
With the objection	834,800 shares	88.5326% of the voting rights attending at the AGM
With the Abstain	100 shares	0.0107% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

**4. AGM Agenda 4:** Propose that the GMS approve in principle and authorize the Board of Directors to carry out all necessary procedures related to the above option

With the favor	5,369,629 shares	86.5451% of the voting rights attending at the AGM
With the objection	834,800 shares	13.4549% of the voting rights attending at the AGM
With the Abstain	0 shares	0% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

**5. AGM Agenda 5:** Report of the Supervisory Board on 2025 Performance and 2026 Plan

With the favor	6,179,655 shares	100% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	0 shares	0% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

**6. AGM Agenda 6:** Selection of Independent Auditor for the Fiscal Year 2026

With the favor	6,179,655 shares	100% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	0 shares	0% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

**7. AGM Agenda 7:** 2025 Profit Distribution

With the favor	6,179,655 shares	100% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	0 shares	0% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

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**8. AGM Agenda 8: 2026 Profit Distribution Plan**

With the favor	6,178,655 shares	99.9838% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	1,000 shares	0.0162% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

**9. AGM Agenda 9: Settlement of Salary, Remuneration, Bonus in 2025 for the Board of Directors (BOD) and the Supervisory Board (BOS):**

With the favor	6,178,655 shares	99.9838% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	1,000 shares	0.0162% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

**10. AGM Agenda 10: Salary, Remuneration, Bonus Plan in 2026 for the BOD and the BOS**

With the favor	6,178,655 shares	99.9838% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	1,000 shares	0.0162% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

**11. AGM Agenda 11: Amendments, supplements to business lines and amendments, supplements to the Company's Charter.**

With the favor	6,179,655 shares	100% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	0 shares	0% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

**12. AGM Agenda 12: Amendments, supplements to the Company's Charter.**

With the favor	6,179,655 shares	100% of the voting rights attending at the AGM
With the objection	0 shares	0% of the voting rights attending at the AGM
With the Abstain	0 shares	0% of the voting rights attending at the AGM
Invalid	0 shares	0% of the voting rights attending at the AGM

Accordingly, all items of the General Meeting agenda have been approved by the General Meeting of Shareholders with the respective approval ratios as stated above.

#### **VI. NOTICE OF RESOLUTION AND MINUTES OF THE MEETING**

Ms. Bui Thi Hanh presented the Minutes of the 2026 AGM.

The AGM approved the Minutes and the Resolution of the 2026 AGM with 100 % of votes.

This Minutes were made in two copies and were kept at Chuong Duong Beverages Joint Stock Company's office.

The 2026 AGM ended at 12:30 the same day.

#### **SECRETARIAT**

Bui Thi Hanh



Than Uyen Yen Thy



#### **ON BEHALF OF AGM CHAIRPERSON**



Tan Teck Chuan Lester



